

HALIFAX REGIONAL COUNCIL

HALIFAX WATERSHED ADVISORY BOARD
MINUTES

October 19, 2011

PRESENT: Ms. Ellinor Williams, Chair
Mr. Walter Regan, Vice Chair
Mr. David Ripley
Mr. Barry Thomas
Councillor David Hendsbee

REGRETS: Mr. Derrill Hynick
Councillor Peter Lund
Mr. Scott Harron
Mr. Ross Evans

STAFF: Mr. Tyson Simms, Planner, Planning and Infrastructure
Mr. Cameron Deacoff, HRM Environmental Performance Officer
Mr. Paul Morgan, Planner, Planning and Infrastructure
Ms. Julie Vandervoort, Legislative Support

TABLE OF CONTENTS

1.	CALL TO ORDER	3
2.	APPROVAL OF MINUTES – September 21, 2011.....	3
3.	APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS	3
4.	BUSINESS ARISING OUT OF THE MINUTES	
	4.1 Update re: Integrated Resource Plan for Halifax Water.....	5
	4.2 Update re: Protecting Our Lakes	5
	4.3 Blue Mountain – Birch Cove Lakes Regional Park (<i>staff information report to be circulated at meeting</i>)	5
5.	DEFERRED BUSINESS	
	5.1 Case 17056: Application by Kim Huskilson to amend the Land Use By-law for Planning Districts 14/17 (Shubenacadie Lakes) to consider larger buildings for agricultural use (<i>Deferred September 21, 2011</i>)	5
6.	NEW BUSINESS – NONE.....	5
7.	CORRESPONDENCE – NONE	5
8.	PRESENTATIONS – NONE.....	5
9.	ADDED ITEMS	
	9.1 Information Item 1 - Correspondence from Stantect Consulting Limited to Burnello Estates dated July 22, 2011 re: Brunello Estates Baseline Monitoring Results.....	5
	9.2 HRM Staff Response to HWAB Recommendations	6
10.	DATE OF NEXT MEETING – November 16, 2011.....	6
11.	ADJOURNMENT	6

1. CALL TO ORDER

The Chair called the meeting to order at 6:31 p.m. in the Committee Room, City Hall.

2. APPROVAL OF MINUTES – September 21, 2011

MOVED by Mr. Regan, seconded by Mr. Ripley that the minutes of September 21, 2011 be approved, as presented. MOTION PUT AND PASSED.

3. APPROVAL OF THE ORDER OF BUSINESS AND APPROVAL OF ADDITIONS AND DELETIONS

The Board agreed to address Items 4.3 followed by Item 5.1, as the first order of business.

Additions:

9.1 Information Item 1 - Correspondence from Stantect Consulting Limited to Burnello Estates dated July 22, 2011 re: Brunello Estates Baseline Monitoring Results

9.2 HRM Staff Response to HWAB Recommendations

MOVED by Councillor Hendsbee, seconded by Mr. Regan that the Order of Business be approved, as amended. MOTION PUT AND PASSED.

Items 4.3 and 5.1 were addressed at this time.

4. BUSINESS ARISING OUT OF THE MINUTES

4.3 Blue Mountain – Birch Cove Lakes Regional Park (*staff information report to be circulated at meeting*)

The following was before the Board for review:

- A staff information report dated October 12, 2011
- Submission from Burkhard Plache, Brent Fancott, Keith Vaughan, Allan Robinson
- A copy of the motion approved during the October 18, 2011 session of Regional Council requesting a staff report on the potential impact of the recent sale of lands on the Birch Cove Lakes Blue Mountain Wilderness Park

Mr. Paul Morgan, Planner, Planning and Infrastructure, provided an overview of the October 12th information report, explaining that part of the Bedford Waters Advisory Board's mandate is to make recommendations on the Birch Cove Lakes Watershed; therefore, Halifax Watershed Advisory Board is not requested to make recommendations. He informed the Board of the public meeting scheduled October 26,

2011. All Councillors have been informed of the meeting and that the Board members were welcome to attend.

Mr. Regan requested that future information/staff reports on the Birch Cove Lakes Regional Plan be forwarded to the Halifax Watershed Advisory Board for their information.

5.1 Case 17056: Application by Kim Huskilson to amend the Land Use By-law for Planning Districts 14/17 (Shubenacadie Lakes) to consider larger buildings for agricultural use (Deferred September 21, 2011)

A staff memorandum dated October 11, 2011 was before the Board for review.

Mr. Tyson Simms, Planner, Planning and Infrastructure, delivered a presentation on Case 17056 to the Board, noting a correction to 10.9 (a) (i) in the proposed Land Use By-Law amendments, which should be *50 acres*. Mr. Simms then introduced a staff proposal for a Land Use By-Law Amendment to add a third category of agricultural uses permitted within the Rural Residential and Rural Estate Zones, to cover private riding barns. He also responded to questions on the effects of this amendment in terms of future uses of the land, particularly in the event of a change of ownership.

The Board briefly raised a number of issues concerning storm water management, well location and the number of buildings permitted on the lot but accepted that these could not be added under the Land Use By-Law amendment.

MOVED by Mr. Thomas, seconded by Mr. Regan that the Halifax Watershed Advisory Board recommend to Marine Drive, Valley and Canal Community Council that with respect to Case 17056:

1. **The proposed Land Use By-law Amendments, as outlined in Attachment D of the staff memorandum dated October 11, 2011, be approved with the addition of the word "solely" as follows:**

"Riding Arena, Private -- Means a building used by the owners or occupants of the site on which the building is located solely for the training and exercising of their horses and is not used for commercial purposes, horse shows, rodeos or similar events to which there is a fee to participate or use the facilities."

2. **The wording in the proposed Land Use By-law Amendments be changed, as presented by HRM staff, from 435,600 square feet to 50 acres.**

MOTION PUT AND PASSED.

4.1 Update re: Integrated Resource Plan for Halifax Water

The Chair informed the Board that she had attended the Halifax Water Technical Conference #2 on October 4, 2011. She gave a brief summary of the meeting and circulated a handout from the Conference titled "Key Messages". She noted that several stakeholders present at the Conference urged a watershed-based approach to water issues.

4.2 Update re: Protecting Our Lakes

Mr. Regan advised that he attended the September 24, 2011 meeting on Protecting Our Lakes. He noted that five Councillors were present at the meeting and Council and staff are moving toward the implementation of the Blue Flag Beach concept.

4.3 Blue Mountain – Birch Cove Lakes Regional Park (*staff information report to be circulated at meeting*)

This matter was addressed earlier in the meeting, see page 3.

5. DEFERRED BUSINESS

5.1 Case 17056: Application by Kim Huskilson to amend the Land Use By-law for Planning Districts 14/17 (Shubenacadie Lakes) to consider larger buildings for agricultural use (*Deferred September 21, 2011*)

This matter was addressed earlier in the meeting, see page 4.

- 6. NEW BUSINESS – NONE**
- 7. CORRESPONDENCE – NONE**
- 8. PRESENTATIONS – NONE**

9. ADDED ITEMS

9.1 Information Item 1 - Correspondence from Stantect Consulting Limited to Burnello Estates dated July 22, 2011 re: Brunello Estates Baseline Monitoring Results

Correspondence from Stantect Consulting Limited to Burnello Estates dated July 22, 2011 entitled: Brunello Estates Baseline Monitoring Results was before the Board for review.

The Board reviewed the June 22nd correspondence, noting that the quality of detail and agreed to have the Chair send a letter to Stantect Consulting Limited commending them on their report. A copy of the letter will be provided to Board members and the Clerk.

9.2 HRM Staff Response to HWAB Recommendations

The Chair advised that she would like to write a letter to Ms. Kelly Denty, Supervisor, Planning Applications, commending planning staff on their response to the Board's recommendations and concerns. A copy of the letter will be provided to the Board members and the Clerk.

The Chair requested that staff consider the list of frequently recommended topics, provided in 2009 as part of the Five Year Review of the Regional Plan.

It was suggested that the Integrated By-law for Lot Grading, Topsoil and Grade Alteration be reviewed by the Board at a future meeting.

10. DATE OF NEXT MEETING – November 16, 2011

11. ADJOURNMENT

Mr. Regan noted that he would attend the November 14, 2011 meeting on the Shubenacadie Lakes Sub-Watershed Study.

The meeting adjourned at 8:25 p.m.

Julie Vandervoort
Legislative Support

INFORMATION ITEMS

1. Correspondence from Stantect Consulting Limited to Burnello Estates dated July 22, 2011 re: Brunello Estates Baseline Monitoring Results
2. Staff memorandum dated October 11, 2011 re: Shubenacadie Lakes Sub-Watershed Study